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Planning Commission Date: December 10, 2003

Item No.

MILPITAS PLANNING COMMISSION AGENDA REPORT

Category: Public Hearing

Report prepared by: Staci Pereira

Public Hearing: Yes: X No: _____

Notices Mailed On: 11-28-03

Published On: 11-27-03

Posted On: 11-28-03

TITLE: USE PERMIT NO. P-UP2003-46 AND "S" ZONE APPROVAL AMENDMENT NO. P-SA2003-135

Proposal: Request to operate a childcare center for up to 36 children with a new outdoor play area, and associated modifications to the parking lot and landscape planters.

Location: 757 E. Capitol Avenue (APN 92-08-095)

RECOMMENDATION: Continue to January 28, 2004

Applicants: Montague Parkway Associates, Attn: David S. Wilson, 14428 Big Basin Way #A, Saratoga, CA 95070

PCI, Attn: Alan Friis, 5635 Stratford circle, #C-45, Stockton, CA 95027

Property Owner: Initial Limited Partner, Attn: David S. Wilson, 20678 Marion Road, Saratoga, CA 95070

Previous Action(s): "S" Zone Approval

Environmental Info: Exempt

General Plan Designation: Multi-Family High Density

Present Zoning: Multi-Family High Density "R3" District

Existing Land Use: Multi-family residential complex

Agenda Sent To: Applicants, owner (all noted above) and Toby Librande

Attachments: None

PJ No. 2355

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BACKGROUND

The applicant has requested a continuance in order to perform additional studies due to the project's proximity to industrial uses. This continuance will allow the applicant sufficient time to perform the analysis and for staff to review it and make a recommendation in time for the Planning Commission meeting on January 28, 2004.

RECOMMENDATION

Keep the public hearing open. Continue Use Permit No. P-UP2003-46 and "S" Zone Approval Amendment No. P-SA2003-135 to January 28, 2004.